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OF CITY DEVELOPMENT

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Historical Land Use Investigation

3817-19 West North Avenue
Milwaukee, Wisconsin

File: 348-21

Prepared by:



Department of City Development

December 14, 2016

A handwritten signature in blue ink, appearing to read "Mathew Reimer", written over a horizontal line.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in blue ink, appearing to read "Sarah Bregant", written over a horizontal line.

Sarah Bregant
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3817-19 West North Avenue, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For brevity and convenience, this property will be referred to as the "project site" unless noted otherwise.

B. Brief Description

The project site is located in the City of Milwaukee on a block bound by West Garfield Avenue to the south, West North Avenue to the north, North 38th Street to the east, and North 39th Street to the west. The project site is developed with a mixed-use building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
3817-19 West North Avenue	3480971000	2,671 ft ²	3,600 ft ²	LB2	City of Milwaukee

*LB2 = Local Business District

C. Historical References

1. The Wright's City Directories (1935-1990) and the Polk's City Directories (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
3817-19 W. North Ave.	1935-1960	Electrical Equipment Shop
	1965	Vacant commercial
	1970-1975	Shoe Repair Shop
	1980	Vacant commercial
	1985	Classic Cycle parts shop
	1990	Sweets n Things shop
	2000	No commercial listing
	2005	Wild Image Sho'Time biz service
	2010-2015	No commercial listing
	1935-2015	Residential

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Date	Comments
6/25/1909	Building Permit: Construct wood frame store and dwelling
9/24/1929	Alterations Permit: Alter storefront and lower floor
3/19/1937	Building Permit: Construct two car garage
4/17/1951	Alterations Permit: Install 5/8" siding
4/12/1954	Application for Permit: Apply Nu stone veneer on second floor front only over wood siding
4/14/1954	Sign Permit: two signs removed
3/24/1961	Sign Permit: Move sign from 3821 W. North Av, Owner: Mautz Paint
12/21/1964	Alterations Permit: Change partition in store
12/22/1964	Occupancy Permit: Shoe repair Former: Paint store

Date	Comments
4/21/1976	Application for Permit: Repair fire damage
1/16/1981	Alterations Permit: Repair walls, install new kitchen sink and cabinets, provide toilet room enclosure, new door. Occupancy: Motorcycle shop
5/4/1982	Occupancy Permit: Classic and antique motorcycle sales, new motorcycle part sales, motorcycle service Former: Vacant
11/30/1988	Occupancy Permit: Retail sportswear and sweet shop Former: Motorcycle parts
10/8/1990	Application for Permit: Repair vehicle damage to storefront glass and bulkhead
9/8/1997	Occupancy Permit: General merchandise, personal needs, clothing and household goods, candy Former: Candy store
8/2/1990	Occupancy Permit: Air brush and silk screen t-shirts retail sales Former: Candy store
9/5/1997	Occupancy Permit: Mercantile
2/21/2003	Additions Permit: Occupancy – mercantile
8/25/2008	Occupancy Permit: Day Care Center
4/3/2009	Zoning Certificate: Retail-general (downstairs)
6/12/2013	Violation: Board up vacant building
2/20/2014	Violation: Board up vacant building

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site occupied by a two-story store building at the northern portion of the parcel fronting North Avenue. The remainder of the parcel remains undeveloped at this time. Land uses surrounding the project site are commercial, with the parcel directly to the east having an iron oven present in the structure. Land uses in the general vicinity of the project site are primarily commercial along North Avenue and residential along 38th, 39th, 40th, and 41st Streets to the south.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by the same store building along with a one-story automobile garage at the south end of the lot. The building directly to the west of the project site is now labeled as Paints. Other land uses in the general vicinity of the project site are similar to those depicted in the 1937 map.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same two-story store structure as the previous maps along with the addition of a small one-story porch at the rear of the building. The building is also labeled as one dwelling in addition to the store use. There appears to be a new automobile garage present at the rear of the lot that is larger than the garage depicted in the 1951 map. The garage is now labeled as a concrete block automobile and storage building. Land uses in the general vicinity of the project site are similar to those depicted in previous maps.

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) includes the following record for the project site:

03-41-466694: 3817 W North Ave – Open LUST

Impact Type: Groundwater Contamination (Potential) & Soil Contamination

Substances: Polynuclear Aromatic hydrocarbons (Petroleum) & Gasoline – Unleaded and Leaded

Responsible Party: The Modern Group II, LLC & Paul Handle

UST Removal assessment noted on 6/23/2003

Semi-Annual/PECFA Cost Reporting Requirement Met on 7/8/2016 (last action recorded)

2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database includes the following tank listing for the project site:

UST #904423: Closed/Removed 1,000 gallon Fuel Oil tank

Owner: City of Milwaukee – Redevelopment Authority

Removed as of 4/22/2003

3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.
5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

F. Project Site Inspection

City staff conducted a site inspection on December 2, 2016. The project site was observed to be developed with a multi-story mixed-use building and garage. A fair amount of debris and other materials were present in the project site. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation revealed the following potential environmental conditions:

- A DNS 1982 occupancy permit indicates the site was used for motorcycle sales and service, and a City Directory listing from 1985 indicates the site was occupied by a motorcycle parts shop.
- There is a WDNR BRRTS record for an Open LUST at the project site and a DATCP tank record for a Closed/Removed 1,000 gallon fuel oil tank. The tank was removed in 2003.

MR/SB
City of Milwaukee
12/14/2016

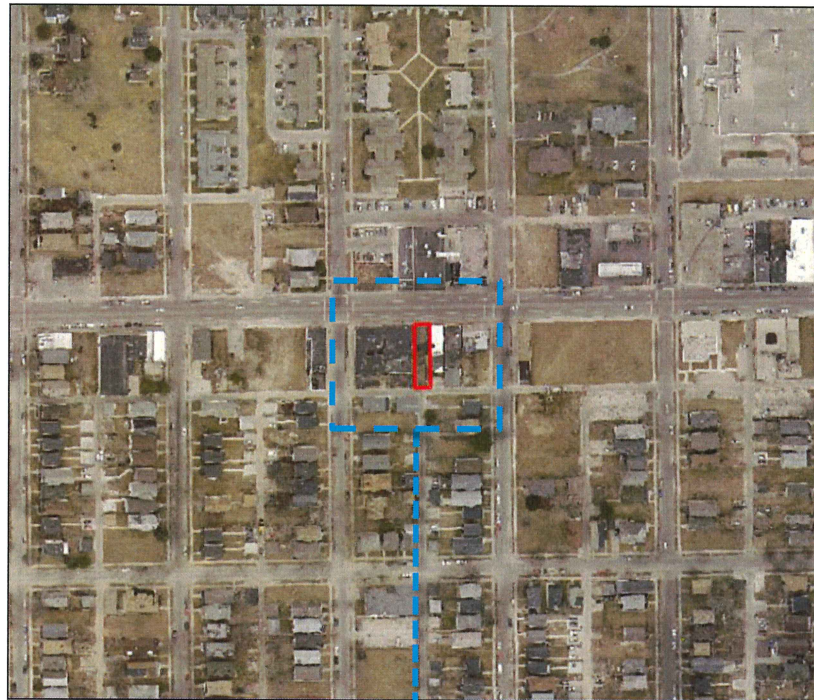
FIGURE 2

Plat Map

3817-19 West North Avenue, Milwaukee, WI



FIGURE 3
Aerial Photographs
3817-19 West North Avenue, Milwaukee, WI



Source: Milwaukee County GIS (2015 Aerial)

FIGURE 4
1937 Sanborn Fire Insurance Map
3817-19 West North Avenue, Milwaukee, WI



FIGURE 5
1951 Sanborn Fire Insurance Map
3817-19 West North Avenue, Milwaukee, WI

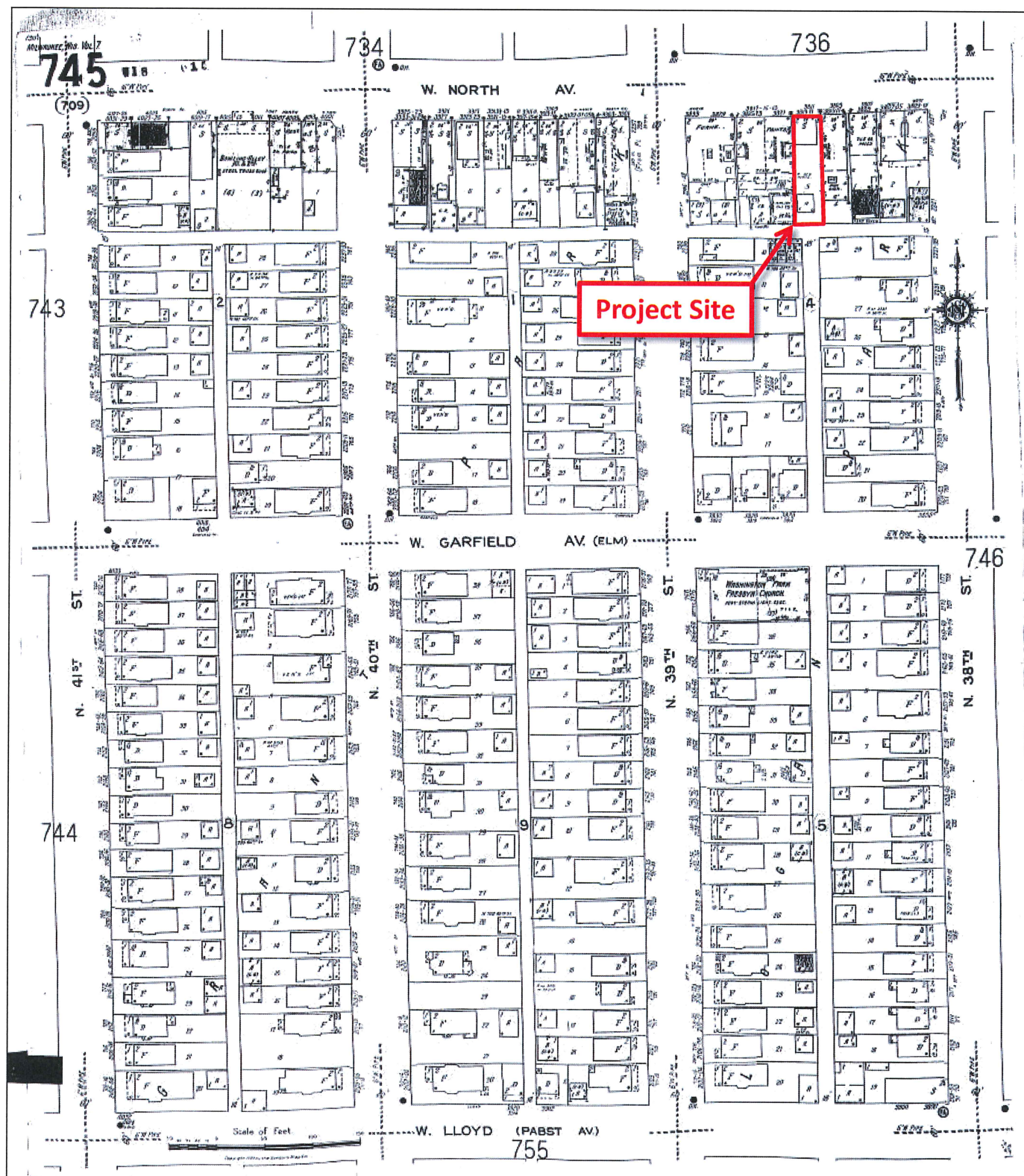
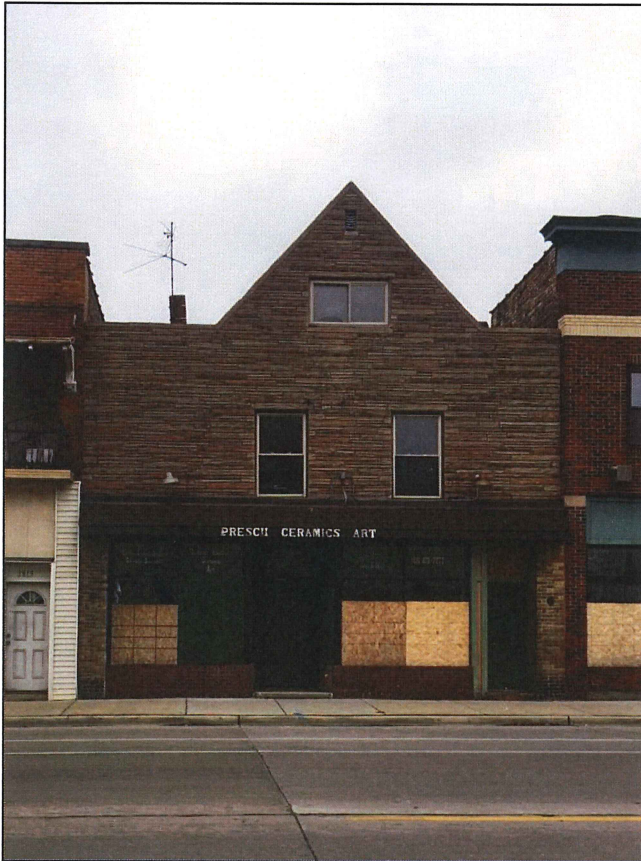


FIGURE 6

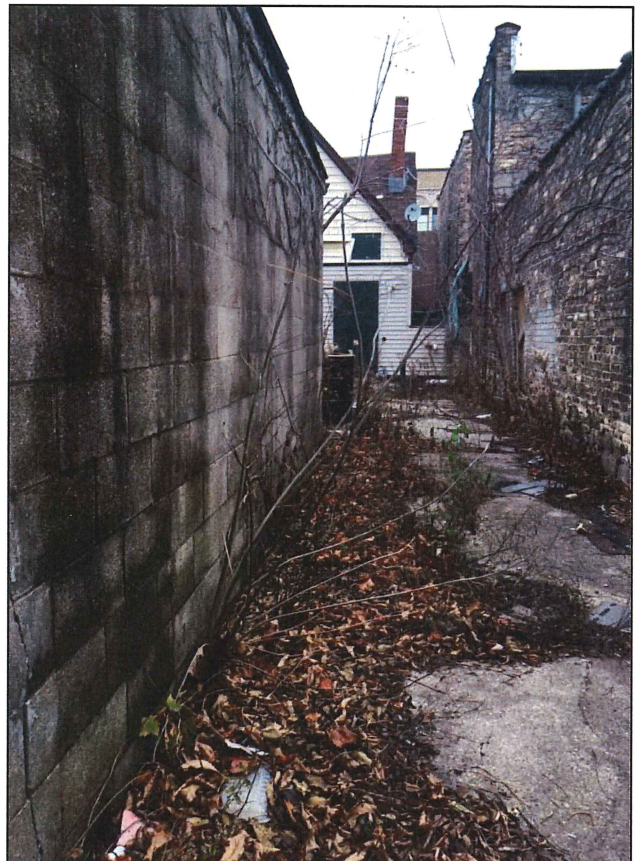
1969 Sanborn Fire Insurance Map
3817-19 West North Avenue, Milwaukee, WI



ATTACHMENT A
Site Photographs
3817-19 West North Avenue, Milwaukee, WI



Front view of project site, looking south



Rear view of project site, looking north



First floor commercial space in project site

ATTACHMENT A

Site Photographs

3817-19 West North Avenue, Milwaukee, WI



First floor of project site



Second floor of project site

ATTACHMENT A
Site Photographs
3817-19 West North Avenue, Milwaukee, WI



Third floor of project site



Basement of project site